PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150012.0000 RES
C10 2026

sale

2023 GOOD TARA J	2015-06-11	
2024 GOOD TARA J	2015-06-11	
2025 GOOD TARA J	2015-06-11	
2026 GOOD TARA J	2015-06-11	EWINGS 3RD 33
705 W FRANKLIN ST	1FD	
	$70,500	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

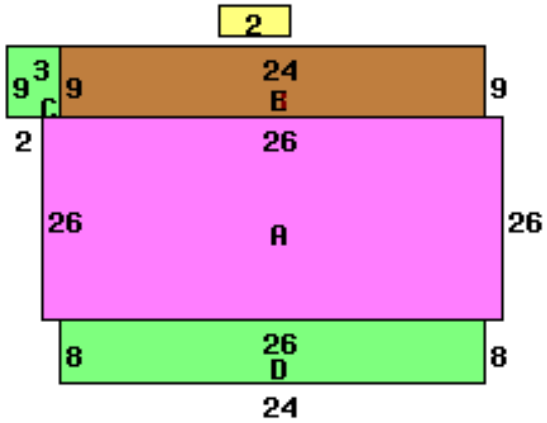
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4630	4630	4630	4630		4630	5340	5330
Bldg100%	81860	81860	81860	81860		81860	112630	112630
Totl100%	86490t	86490t	86490t	86490t		86490t	117970t	117960t
Cauv100%								
Tax Value:								
Land 35%	1620	1620	1620	1620		1620	1870	1870
Bldg 35%	28650	28650	28650	28650		28650	39420	39420
Totl 35%	30270t	30270t	30270t	30270t		30270t	41290t	41290t
Hmstd35%								
Owner Oc	26.78	26.76	26.68	26.68	26.68			
Hmstd RB								
Net Tax	1217.80	1289.90	1281.30	1281.30	1281.30			
Sp-Asmnt	21.92	33.04	33.04	33.04				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		676		a	*MAIN
	EFP	P		216	8640	b	PORCH
	STP	P		27	110	c	PORCH
	OFP	P		192	5760	d	PORCH
1 B	F	A		216		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
289	1	2015-06-11	GOOD TARA J	1FD		70500	3690	57200
62	1	2002-02-08	GRAY DENISE M	1WD		57000	4400	33290
25	1	2002-01-23	HOME SAVINGS & LOAN CO T	1WD	*	0	4400	33290
171	1	2000-05-02	SUNDAY SHARON K	1QC	*	0	4400	33290
619	1	1997-10-16	SUNDAY ADRIAN F & SHARON	1WD		63000	4630	24260
175	1	1996-03-29	KINNEAR KELVIN K	1SD		28500	4600	23400

Year	Land	Bldg	Total	Net Tax
2022	1130	31340	32470	1485.28
2021	1130	31340	32470	1490.80

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



705 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	892	101670
	Full Upper	FRAME	676	52560
	Basement		892	16660
	Subtotal			170890
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		X	X
Panelled Wall	X	X	
Floor/Pine		X	X
Floor/Carpet		X	
Number of Rooms	1	7	3
Bedrooms		3	3
Central Heat	A		
GRAV AIR			
Plumbing			
Standard	1		

Extra Features		14510
Total Value		185400
PUB PAVED ST/RD		
Neighborhood:		
Code:		3670
Dwl/Gar/NC%		1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1568		C-	OLD/AV	166860	.55		112630
2	P	*NV PAT0	10X10	100			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	41.0000	41.00	132	94	138	130	5330	5330

Call Back: Sign: PSN Date: 2015-02-18 Lister: